

ORDINANCE 02-09

April 1, 2022
By: K. Adkinson
JOHN Y. BROWN III
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY, ^{BY}ANNEXING
APPROXIMATELY 77.9 ACRES OF LAND ADJACENT TO THE CITY LIMITS.
(DANIEL WELLS – RED HOUSE ROAD & NORTH SIDE OF ROBERT
MARTIN BYPASS – AG ZONING)**

WHEREAS, the owners of record of the unincorporated territory described below would like to have annexed to the incorporated area of the City of Richmond, Kentucky approximately 77.9 acres of land adjacent to the City Limits, and

WHEREAS, Daniel Wells, and the Madison County Board of Education the sole owners of the land being proposed for annexation has by letter applied for voluntary annexation and requested their property be zoned AG (agricultural) and IN(PSP) and,

WHEREAS, it is the intent of the Richmond City Board of Commissioners to annex this land described below as per annexation procedures established by Ordinance No. 96-17, adopted February 20, 1996.

TRACT "A"

A tract of land in Madison County Kentucky, being a portion of Deed Book 161, Page 357 described as follows:

Beginning at the north west corner of Daniel Wells property, Deed Book 161, Page 357, also being the south west corner to John and Doris Patton, Deed Book 161 , Page 355 , said point being an eighteen inch #5 rebar and cap #3160. Thence, coincident with said line S 70 degrees 25' 37" E, 2258.89 feet to an eighteen inch #5 rebar and cap #3160, hereafter called monument, said monument also being the north west corner to William Boyd Wells, Deed Book 428, Page 21 and Deed Book 480, Page 93. Thence, coincident with the line between Daniel Wells and William Wells, the following calls:

thence, S 18 degrees 59' 11" W, 205.01 feet to a monument;
thence, S 20 degrees 55' 50" W, 123.70 feet to a monument;
thence, S 08 degrees 39' 28" W, 496.31 feet to a monument on the north right-of-way line of the Richmond By-Pass, Deed Book 469 , Page 766;

thence coincident with said Richmond By-Pass right-of-way line, the following calls:

thence, N 85 degrees 23' 16" W, 276.40 feet to a monument;
thence, S 89 degrees 14' 42" W, 406.02 feet to a found rebar and cap marked R/W;
thence, N 82 degrees 54' 09" W, 101.12 feet to a found rebar and cap marked R/W;
thence, S 88 degrees 34' 00" W, 200.00 feet to a found rebar and cap marked R/W;
thence, S 81 degrees 54' 44" W, 278.50 feet to a monument;
thence, leaving said right-of-way line and new line, N 12 degrees 31' 55" W, 465.19 feet to a monument being the point of curvature of a horizontal curve to the left.

Thence, coincident with the long chord N 45 degrees 35' 56" W, 571.12 feet, having a radius of 523.37, delta 66 degrees 08' 01" and are length of 604.10 to a monument, said monument also being the point of tangent of said curve. Thence, N 78 degrees 39' 58" W, 251.09 feet to a monument on the east right-of-way line of Old Wilderness Trail. thence, N 69 degrees 57' 48" W, 25.0 feet to a point in the centerline of Old Wilderness Trail, thence, coincident with said centerline the following calls, thence, N 20 degrees 06' 28" E, 15.96 feet to a point, thence, N 12 degrees 18' 38" E, 104.72 feet to a point, thence, N 10 degrees 12' 44" E, 212.62 feet to a point, thence, N 04 degrees 59' 01" E, 109.16 feet to a point, thence, N 01 degrees 40' 57" W, 224.06 feet to a point, thence, leaving said center line N 88 degrees 19' 03" E, 25.0 feet to point of beginning containing 45.00 acres.

From a survey performed by CMW, Inc., see Plat Book 18, Page 397.

The purpose of this description is to document the perimeter of a portion of property annexed by the City of Richmond, Madison County Kentucky.

Beginning at the southwest corner of Daniel Wells property, Deed Book 161, Page 357, said point being in the centerline of Old Wilderness Trail Road. Thence, coincident with said centerline the next seven calls, N 11 degrees 47' 29" W, 300.19 feet to a point; thence, N 10 degrees 18' 26" W, 155.43 feet to a point; thence, N 08 degrees 04' 50" W, 232.59 feet to a point; thence, N 00 degrees 07' 26" E, 65.54 feet to a point; thence, N 14 degrees 26' 40" E, 76.53 feet to a point; thence, N 25 degrees 37' 50" E, 80.35 feet to a point; thence, N 20 degrees 02' 12" E, 61.77 feet to a point.

Thence, leaving said centerline, with a new line the next four calls, S 69 degrees 57' 48" E, 25.0 feet to a point; thence, S 78 degrees 39' 58" E, 251.09 feet to a point; thence, along the long chord of a horizontal curve to the right, S 45 degrees 35' 56" E, 571.12 feet to a point having a radius of 523.12 feet; thence, S 12 degrees 31' 55" E, 465.19 feet to a point on the north right-of-way line of the Robert R. Martin Bypass.

Thence coincident with said right-of-way, the next three calls, S 81 degrees 54' 44" W, 23.53 feet to a point; thence, N 78 degrees 30' 53" W, 156.55 feet to a point; thence, S 83 degrees 28' 57" W, 558.85 feet to the point of beginning, containing 13.51 acres.

This description does not constitute a boundary survey and is intended only to describe a portion of land annexed by the City of Richmond, Madison County Kentucky.

The purpose of this description is to document the perimeter of a portion of property annexed by the City of Richmond, Madison County Kentucky.

Beginning at the southwest corner of Daniel Wells property, Deed Book 161, Page 357, said point being on the east right-of-way of Hwy 388 connector road and the north right-of-way line of the Robert Martin Bypass; thence, coincident with the east right-of-way of Hwy 388 connector road, N 25 degrees 59' 38" E, 252.74 feet to a point on the south line of William Boyd Wells, Deed Book 374 , Page 72.

Thence, coincident with said line, the next four calls; S 72 degrees 26' 45" E, 111.79 feet to a point;

thence, S 66 degrees 48' 58" E, 61.82 feet to a point;

thence, S 61 degrees 18' 28" E, 253.28 feet to a point;

thence, S 64 degrees 03' 33" E, 482.64 feet to a point on the west right-of-way line KY.Hwy 388 (Red House Road).

Thence, coincident with said right-of-way, S 28 degrees 16' 08" W, 228.55 feet to a point on the north right-of-way line of the Robert Martin Bypass.

Thence, coincident with said right-of-way, the next three calls; N 60 degrees 18' 17" W, 204.86 feet to a point;

thence, N 63 degrees 58' 42" W, 258.07 feet to a point;

thence, N 69 degree 58' 54" W, 438.77 feet to the point of beginning, containing 4.766 acres.

This description does not constitute a boundary survey and is intended only to describe a portion of land annexed by the City of Richmond, Madison County Kentucky.

The purpose of this description is to document the perimeter of a portion of property annexed by the City of Richmond, Madison County, Kentucky.

Beginning at the southwest corner of Daniel Wells property, Deed Book 161, Page 357 , said point being on the east right-of-way of Third Street, thence coincident with said right-of way N 03 degrees 52' 28" W, 131.99 feet to a point on the South right-of-way of the Robert R. Martin bypass, thence coincident with said right-of-way the next seven calls, N 80 degrees 41' 46" E, 227.97 feet to a point, S 78 degrees 39' 42" E, 202.76 feet to a point, N 79 degrees 22' 00" E, 253.47 feet to a point, N 88 degrees 32' 06" E, 223.45 feet to a point, N 88 degrees 30' 29" E, 401.56 feet to a point, N 89 degrees 01' 45" E, 563.97 feet to a point, thence, S 82 degrees 49' 36" E, 21.20 feet to a point on the West property line of Daniel Wells, Deed Book 480, Page 90, thence coincident with said line S 25 degrees 34' 28" W, 616.53 feet to a point on the North line of Hillcrest Subdivision #3, thence coincident with said line the next three calls, N 77 degrees 31' 12" W, 967.16 feet to a point, N 77 degrees 29' 26" W, 100.05 feet to a point, N 77 degrees 21' 05" W, 579.63 feet to the point of beginning containing 14.69 acres.

This description does not constitute a boundary survey and is intended only to describe a portion of land annexed by the City of Richmond, Madison County, Kentucky.

WHEREAS, the proposed annexation meets the requirement of KRS 81A.410, and the owner of record of such land has consented in writing to the annexation pursuant to KRS 81A.412, and

WHEREAS, it is declared pursuant to KRS 81A.420 that it is desirable to annex this unincorporated territory and the Richmond Planning and Zoning Commission has conducted a Public Hearing pursuant to KRS 100.209 for its recommendation as to zone classifications and any zoning map amendments.

NOW, THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Richmond that:

SECTION I

The unincorporated territory described above being adjacent and contiguous to the corporate limits of the City of Richmond, Kentucky, is hereby annexed into the boundaries of the City of Richmond.

SECTION II

The Richmond Planning and Zoning Commission conducted a Public Hearing pursuant to KRS 100.209 on February 27, 2002 and recommended as to the zoning classification of subject property be (AG) Agricultural and IN/(PSP).

SECTION III

The City Clerk shall cause this Ordinance to be published in accordance with the appropriate Kentucky Revised Statutes.

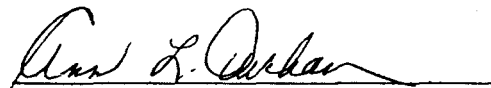
Date of First Reading: March 12, 2002

Date of Second Reading: March 26, 2002

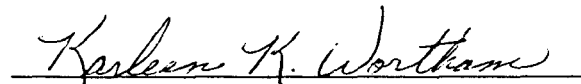
Motion By: Commissioner Tobler

Seconded By: Commissioner Jones

Vote:	Yes	No
Commissioner Brewer	x	
Commissioner Jones	x	
Commissioner Strong	x	
Commissioner Tobler	x	
Mayor Durham	x	


Mayor

Attest:


City Clerk



 City Limits

Daniel Wells Property

City of Richmond
GIS Department
February 2002

Created in ArcGIS 8 using ArcMap

0 287.5 575 1,150 Feet

